



Talbot Road, Rickmansworth, WD3

£785,000 Freehold

GENEROUS RECEPTION HALL • 21' KITCHEN/DINING ROOM • UTILITY ROOM • LIVING ROOM • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • FAMILY BATHROOM • SUNNY SOUTH FACING GARDEN • PRIVATE DRIVEWAY TO FRONT WITH PARKING FOR TWO CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A beautifully presented THREE BEDROOM VICTORIAN CHARACTER COTTAGE positioned in a quiet residential road within the Town Centre.

The generous reception hall has its own fireplace and leads to a bright and spacious open plan kitchen/dining room with living room to the rear. There is a good-sized utility room directly off the kitchen to the front and a guest cloakroom off the reception hall. The living area has bi-folding doors opening out onto the sunny south facing garden.

To the first floor there is a large 17' main bedroom overlooking the rear with an en-suite shower room. There are two further bedrooms and a family bathroom with underfloor heating.

The rear garden has a paved patio area and an area of lawn with flowered and shrubbed borders and a path leading to the outside gym/office. To the front there is a private driveway providing parking for two cars.

Positioned less than five minutes walk from Rickmansworth Metropolitan/Chiltern Line Station and around the corner from the Town Centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

Nearest Station: 0.4 miles – Rickmansworth Station

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area
 Ground Floor = 76.7 sq m / 825 sq ft
 First Floor = 57.3 sq m / 617 sq ft
 Outbuilding = 13.2 sq m / 142 sq ft
 Total = 147.2 sq m / 1,584 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

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